169.0	0007	0019.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	728,100 / 728,100
					USE VALUE:	728,100 / 728,100
					ASSESSED:	728,100 / 728,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		VALENTINE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCHWARTZ CLAUDINE
Owner 2:	
Owner 3:	
Street 1:	29 VALENTINE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MC NAMARA BARBARA -
Owner 2:	-
Street 1:	29 VALENTINE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1932, having primarily Brick Veneer Exterior and 1265 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	328,300	800	399,000	728,100
Total Card	0.115	328,300	800	399,000	728,100
Total Parcel	0.115	328,300	800	399,000	728,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 575.57 | /Parcel: 575.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 112167
GIS Ref:
GIS Ref:
Insp Date: 09/13/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 169.0-0007-0019.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	328,200	800	5,000.	399,000	728,000	728,000	Year End Roll	12/18/2019
2019	101	FV	295,200	900	5,000.	399,000	695,100	695,100	Year End Roll	1/3/2019
2018	101	FV	290,200	900	5,000.	336,300	627,400	627,400	Year End Roll	12/20/2017
2017	101	FV	290,200	900	5,000.	307,800	598,900	598,900	Year End Roll	1/3/2017
2016	101	FV	290,200	900	5,000.	262,200	553,300	553,300	Year End	1/4/2016
2015	101	FV	254,000	900	5,000.	228,000	482,900	482,900	Year End Roll	12/11/2014
2014	101	FV	254,000	900	5,000.	210,900	465,800	465,800	Year End Roll	12/16/2013
2013	101	FV	252,800	900	5,000.	200,600	454,300	454,300		12/13/2012

!13087!

PRINT: Date 12/11/20 | Time 03:05:48

LAST REV: Date 09/27/18 | Time 11:41:05 | apro

TAX DISTRICT:

PAT ACCT.: 13087

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC NAMARA BARBA	57113-447		7/8/2011		469,000	No	No		
ORF LINDA K	45709-202		7/27/2005		475,000	No	No		
FRANKLIN ROBERT	27509-291		7/25/1997		238,000	No	No		Y

USER DEFINED

Prior Id # 1:	112167
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/12/2016	1231	Redo Kit	24,900	O				KITCH & BATH REMOD
9/27/2016	1181	Re-Roof	11,220					
2/15/2013	201	Redo Bat	18,900					

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	Inspected	CC	Chris C
7/24/2018	MEAS&NOTICE	CC	Chris C
7/2/2012	External Ins	BR	B Rossignol
10/8/2011	MLS	EMK	Ellen K
3/10/2009	Meas/Inspect	372	PATRIOT
10/29/2008	Measured	189	PATRIOT
10/19/2005	MLS	MM	Mary M
2/10/2000	Inspected	276	PATRIOT
12/14/1999	Measured	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	7									399,000						399,000	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 399,000 | Spl Credit | Total: 399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	1 - Wood Shingl	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY/BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	1.01562166
Adj $ / SQ:	171.386
Other Features:	87945
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	344117
Depreciation:	15829
Depreciated Total:	328288

COMMENTS

NO ATTIC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

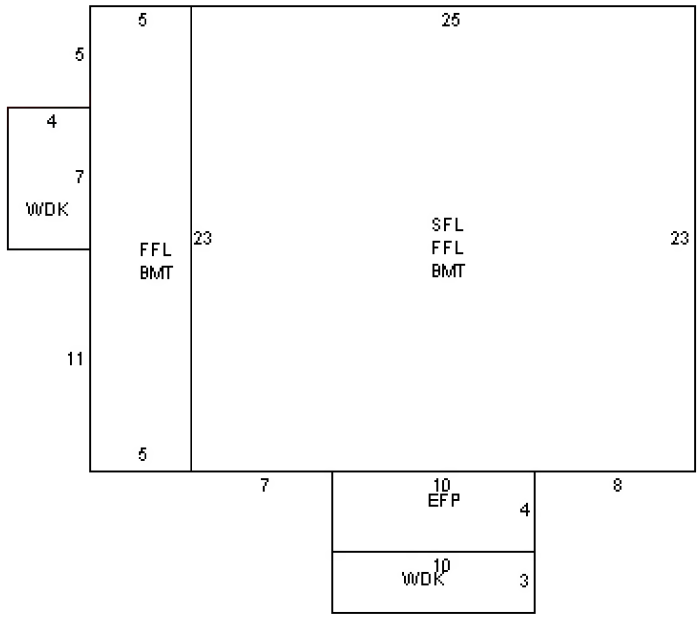
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	171.39
Special Features:	0	Val/Su Net:	159.91
Final Total:	328300	Val/Su SzAd	259.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	690	51.420	35,477
FFL	First Floor	690	171.390	118,256
SFL	Second Floor	575	171.390	98,547
WDK	Deck	58	16.250	942
EFP	Enclos Porch	40	73.730	2,949

Net Sketched Area:	2,053			Total:	256,171
Size Ad	1265	Gross Are	2053	FinArea	1265

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 169.0-0007-0019.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	16X16	A	AV	2005	3.71	T	11.2	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800